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OCTOBER 7, 1976

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MEMORANDUM

October 7, 1976

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert T. Kenney, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 9/28/76

Petition No. Z-3661
Michael DiCarlo
333 West Street, Hyde Park
near DeForest Street

Two-story frame structure - single-family (S-.5) district.

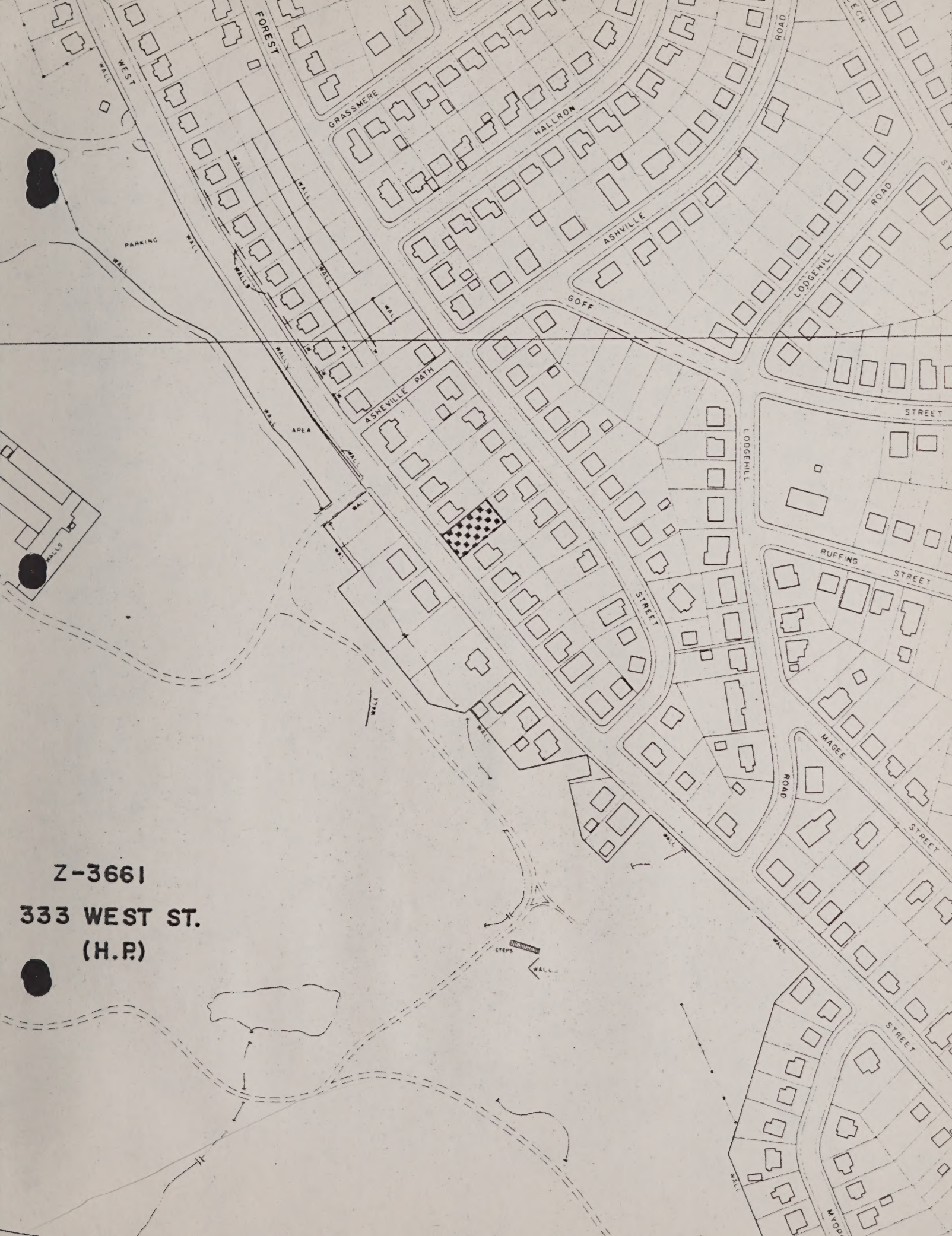
Purpose: to change occupancy from two-family dwelling to three-family dwelling.

Violations:

	<u>Required</u>	<u>Proposed</u>
Section 8-7. A dwelling converted for more families is forbidden in an S-.5 district.		
Section 14-2. Lot area is insufficient.	14,000 sf	5,000 sf

Proposed third unit in basement would overcrowd the structure and create an undesirable precedent in this low-density one- and two-family neighborhood. Recommend denial.

VOTED: In reference to Petition No. Z-3661, brought by Michael DiCarlo, 333 West Street, Hyde Park, for a forbidden use and a variance for a change of occupancy from two-family dwelling to three-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial. Proposed third unit in basement would overcrowd the structure and create an undesirable precedent in this low-density one- and two-family neighborhood.



Z-3661

333 WEST ST.
(H.P.)

Board of Appeal Referrals 10/7/76

Hearing: 10/19/76

Petition No. Z-3673
Elmwood Investment Company
90-94 South Street, Boston
near East Street

Five-story structure - manufacturing (M-8) district.

Purpose: to change occupancy from mercantile to four apartments (resident-studio), retail bookstore, sculpturing sales, photography, painting, and metal design.

Violation:

Section 8-7. Apartments are conditional in an M-8 district.

Studio-dwelling units would provide needed space for artists and help occupy otherwise vacant buildings. Recommend approval with provisos.

VOTED: In reference to Petition No. Z-3673, brought by Elmwood Investment Company, 90-94 South Street, Boston, for a conditional use for a change of occupancy from mercantile to four apartments (resident-studio), retail bookstore, sculpturing sales, photography, painting, and metal design in a manufacturing (M-8) district, the Boston Redevelopment Authority recommends approval with the following provisos: that the residential occupancy is limited to no more than 25% of the floor area; that the units meet the Minimum Standards of Fitness for Human Habitation of the State Sanitary Code and the minimum requirements for safe occupancy of the Building Department.



Z-3673
90-94 SOUTH ST
(B.P.)

Board of Appeal Referrals 10/7/76

Hearing: 10/19/76

Petition No. Z-3674
Elmwood Investment Company
102-106 South Street, Boston
near East Street

Five-story structure - manufacturing (M-8) district.

Purpose: to change occupancy from offices and leather storage to four apartments (resident-studio), painting, woodcraft, and retail and wholesale sales of leather products.

Violation:

Section 8-7. Apartments are conditional in an M-8 district.

Studio-dwelling units would provide needed space for artists and help occupy otherwise vacant buildings. Recommend approval with provisos.

VOTED: In reference to Petition No. Z-3674, brought by Elmwood Investment Company, 102-106 South Street, Boston, for a conditional use for a change of occupancy from offices and leather storage to four apartments (resident-studio), painting, woodcraft, and retail and wholesale sales of leather products in a manufacturing (M-8) district, the Boston Redevelopment Authority recommends approval with the following provisos: that the residential occupancy is limited to no more than 25% of the floor area; that the units meet the Minimum Standards of Fitness for Human Habitation of the State Sanitary Code and the minimum requirements for safe occupancy of the Building Department



Z-3674
102-106 SOUTH ST
(B.P.)

Board of Appeal Referrals 10/7/76

Hearing: 10/19/76

Petition No. Z-3677
John Paloukos
354 Belgrade Avenue, West Roxbury
at Anawan Avenue

2½-story frame structure - local business (L-1) district.

Purpose: to legalize occupancy - two-family dwelling.

Violations:	<u>Required</u>	<u>Proposed</u>
Section 8-7. Any dwelling converted for more families which meets one half the requirements for lot area is conditional in a local business (L-1) district.		
Section 14-2. Lot area is insufficient.	6,500 sf	5,786 sf

Minimal area violation would not have a significant effect on properties in this mixed commercial-residential neighborhood. Recommend approval.

VOTED: In reference to Petition No. Z-3677, brought by John Paloukos, 354 Belgrade Avenue, West Roxbury, for a conditional use and a variance to legalize occupancy as a two-family dwelling in a local business (L-1) district, the Boston Redevelopment Authority recommends approval. Minimal violation would not have a significant effect on properties in this mixed commercial-residential neighborhood.

Z-3677
354 BELGRADE AVE.
(W.R.)



Board of Appeal Referrals 10/7/76

Hearing: 10/19/76

Petition No. Z-3679
Interim Housing, Inc.
62 Waldeck Street, Dorchester
at Larchmont Street

2½-story frame structure - residential (R-.5) district.

Purpose: to change occupancy from one-family dwelling to halfway house for alcoholics.

Violations:

	<u>Required</u>	<u>Proposed</u>
Section 8-7. A halfway house is forbidden in an R-.5 district.		
Section 14-2. Lot area is insufficient.	32,000 sf	5,285 sf
Section 23-2. Off-street parking is insufficient.	7 spaces	0

Facility would accommodate 18 residents and two staff personnel. Community opposition is indicated. Petitioner should meet with community groups to review and resolve impact, parking, and related neighborhood problems. Recommend denial.

VOTED: In reference to Petition No. Z-3679, brought by Interim Housing, Inc., 62 Waldeck Street, Dorchester, for a forbidden use and two variances for a change of occupancy from one-family dwelling to halfway house for alcoholics in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Community opposition is indicated. Petitioner should meet with community groups to review and resolve impact, parking, and related neighborhood problems.

Z-3679
62 WALDECK ST.
(DOR.)



6
Board of Appeal Referrals 10/7/76

Hearing: 10/26/76

Petition No. Z-3681
Joseph J. Doherty
3 Summer Street, West Roxbury
near Spring Street

2½-story frame structure - single-family (S-.5) district.

Purpose: to change occupancy from two-family dwelling to two-family dwelling and telephone answering service.

Violation:

Section 8-7. A telephone answering service is forbidden in an S-.5 district.

Site is inappropriate for this commercial use and totally incompatible with this densely settled residential neighborhood. Recommend denial.

VOTED: In reference to Petition No. Z-3681, brought by Joseph J. Doherty, 3 Summer Street, West Roxbury, for a forbidden use for a change of occupancy from two-family dwelling to two-family dwelling and telephone answering service in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial. Site is inappropriate for this commercial use and totally incompatible with this densely settled residential neighborhood.

7-3681
3 SUMMER ST.
(W.R.)

Board of Appeal Referrals 10/7/76

Tabbed

Hearing: 9/28/76

Petition No. Z-3683
Keystone Centrose Associates
Roger Dasmon
55-59 High Street, Boston
near Congress Street

4,065 square feet of land - general business (B-10) district.

Purpose: to erect one-story structure for occupancy as motor vehicle rental agency; to use premises for storage, servicing, and/or washing of rental motor vehicles; to install underground storage tank for 10,000 gallons of gasoline.

Violation:

Section 8-7. A rental agency storing, servicing and/or washing rental motor vehicles and trailers is conditional in a B-10 district.

Facility would be compatible with existing uses in this general commercial area. Recommend approval with proviso.

VOTED: In reference to Petition No. Z-3683, brought by Keystone Centrose Associates, 55-59 High Street, Boston, for a conditional use to erect a one-story structure for occupancy as a motor vehicle rental agency, use premises for storage, servicing, and/or washing of rental motor vehicles, and install a 10,000-gallon underground gasoline storage tank in a general business (B-10) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review.

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Board of Appeal Referrals 10/7/76

Hearing: 10/5/76

Petition No. Z-3684
Cyrus Jacobs
396-398 Amory Street, Jamaica Plain
near Green Street

2,050 square feet of vacant land - manufacturing (M-1) district.

Purpose: to use premises for parking of trucks and private cars.

Violation:

Section 8-7. Ancillary parking of trucks and automobiles is conditional in an M-1 district.

Proposal would have a trailer truck parked in close proximity to the abutting residence, obstructing light and view from first-floor windows. It would also create a hazardous condition by impeding fire and safety apparatus access to side and rear of dwelling. Residents are opposed.
Recommend denial.

VOTED: In reference to Petition No. Z-3684, brought by Cyrus Jacobs, 396-398 Amory Street, Jamaica Plain, for a conditional use to use premises for ancillary parking of trucks and automobiles in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends denial. Proposal would have a trailer parked in close proximity to the abutting residence, obstructing light and view from first-floor windows. It would also create a hazardous condition by impeding access by fire and safety apparatus to side and rear of dwelling. Residents are opposed.

Z-3684
396-398 AMORY ST.
(J.P.)



Board of Appeal Referrals 10/7/76

Hearing: 10/26/76

Petition No. Z-3685
Marguerite Duffy
60 Johnson Street, West Roxbury
near Baker Street

4,035 square feet of vacant land - single-family (S-.5) district.

Purpose: to erect a one-family dwelling.

Violations:

	<u>Required</u>	<u>Proposed</u>
Section 14-1. Lot area is insufficient.	6,000 sf	4,305 sf
Section 18-1. Front yard is insufficient.	25 ft.	13 ft.
Section 20-1. Rear yard is insufficient.	40 ft.	10 ft.

Site is inadequate and its irregular shape is not appropriate for proposed dwelling, which would adversely affect existing properties on this very narrow street. Neighbors are opposed. Recommend denial.

VOTED: In reference to Petition No. Z-3685, brought by Marguerite Duffy, 60 Johnson Street, West Roxbury, for three variances to erect a one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial. Site is inadequate and its irregular shape is not appropriate for proposed dwelling, which would adversely affect existing properties on this very narrow street. Neighbors are opposed.

Board of Appeal Referrals 10/7/76

Hearing: 10/19/76

Petition No. Z-3689
Pilgrim Laundry
45 Allerton Street, Roxbury
near Magazine Street

21,600 square feet of land - industrial (I-2) district.

Purpose: to erect trailer-office; to use premises for storage of auto parts.

Violation:

Section 8-7. A junk yard is forbidden in an I-2 district.

Community is currently in the process of developing plans for the creation of an industrial park, upgrading existing industrial uses, and eliminating junk yards in the area. Proposal is contrary to these objectives.

Recommend denial.

VOTED: In reference to Petition No. Z-3689, brought by Pilgrim Laundry, 45 Allerton Street, Roxbury, for a forbidden use to erect trailer-office and use premises for storage of auto parts in an industrial (I-2) district, the Boston Redevelopment Authority recommends denial. Community is currently in the process of developing plans for the creation of an industrial park, upgrading existing industrial uses, and eliminating junk yards in the area. Proposal is contrary to these objectives.

Z-3689
45 ALLERTON ST.
(ROX.)

CITY OF BOSTON
FIRE DEPT
HEADQUARTERS

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Board of Appeal Referrals 10/7/76

Hearing: 9/28/76

Petition No. Z-3690
266 Newbury Trust
Anthony Wine, Trustee
266 Newbury Street, Boston
near Fairfield Street

Four-story structure - general business (B-4-70) district.

Purpose: to change occupancy from nine apartments to six apartments, retail store, and restaurant; to erect two free-standing signs and flagpole.

Violations:

Section 8-7. Sale over the counter of on-premises-prepared food or drink for off-premises consumption, or for on-premises consumption if as so sold such food or drink is ready for take-out, is conditional in a B-4-70 district.

Section 11-2. Free-standing signs are not allowed in a B-4-70 district.

Section 18-1. Any change to the access to a basement below the grade of the nearest sidewalk and within the required front yard requires Board of Appeal approval.

Representatives of local Back Bay civic groups are opposed to the proposed restaurant because of environmental problems frequently created in a mixed residential/business neighborhood. However, it is acknowledged that the appellant now runs a clean, orderly, and popular restaurant across the street. The operator of the proposed new restaurant is a well known, experienced, and successful restaurant operator in the South End, who will offer West Indian food at moderate prices not available elsewhere. Seating will be available inside and outside. Many residents and businesses in the immediate area have been contacted and have given their support to the the proposal. With proper safeguards as to its operation, the restaurant would be an appropriate addition and service to the area. Recommend approval with provisos.

Petition No. Z-3690 - continued

VOTED: In reference to Petition No. Z-3690, brought by the 266 Newbury Trust, 266 Newbury Street, Boston, for three conditional uses for a change of occupancy from nine apartments to six apartments, retail store, and restaurant and to erect two free-standing signs and a flagpole in a general business (B-4-70) district, the Boston Redevelopment Authority recommends approval with the following provisos:

1. Hours of operation be limited to 9 p.m. for the outdoor cafe and 10 p.m. for the inside restaurant.
2. Trash collection be made daily and between the hours of 9 a.m. and 11:30 p.m.
3. Regular and frequent spraying to eliminate roach and rodent hazard.
4. Adequate ventilation system vented to the roof.
5. Approval of plans by Health and Hospitals Department.
6. Approval of exterior changes and design and location of sign, menu board, and flag by Back Bay Architectural Commission.
7. Conditional use permit be granted to proposed operator only.

This is a detailed street map of the Newbury Street area in Boston, Massachusetts. The map shows a grid of streets including Newbury Street, Massachusetts Avenue, and various side streets like Dalton, Cambria, and Scotia. Key landmarks such as the City Auditorium, St. Cecilia R.C. Church, and the Massachusetts Avenue M.T.A. Station are clearly marked. The map also indicates parking areas, a fire station, and a police station. The address 266 Newbury St. (B.R.) is highlighted in the upper right quadrant.

Board of Appeal Referrals 10/7/76

Hearing: 10/19/76

Petition No. Z-3696
John P. Murphy, M.D.
107 Park Drive, Boston
near Jersey Street

Vacant five-story brick structure - apartment (H-2) district.

Purpose: to change occupancy from hospital to guest or lodging house
for 42 persons.

Violations:

Section 8-7 (10). A lodging house is conditional in
an H-2 district.

Section 23-1. Off-street parking not provided on
the lot.

The building (the former Audubon Hospital) is now vacant but in good repair. It has fire alarms and is fully sprinklered. Proposed reuse as a guest or lodging house, particularly for elderly persons, will meet a real need in the area and be an ideal use for this type of structure. The area is well served by convenience stores and public transportation, so that the lack of on-site parking is not a critical factor. Recommend approval with provisos.

VOTED: In reference to Petition No. Z-3696, brought by John P. Murphy, M.D., 107 Park Drive, Boston, for a conditional use and a variance for a change of occupancy from hospital to guest or lodging house for 42 persons in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval provided that a building manager be resident at all times and conversion plans are submitted to the Authority for design review.

Z-3696
107 PARK DRIVE
(B.P.)



Board of Appeal Referrals 10/7/76

Hearing: 10/19/76

Petition No. Z-3710
Salvere Razvadauskas
5 G Street and
56-58 Dorchester Street, South Boston

Three-story frame structure - local business (L-1) district.

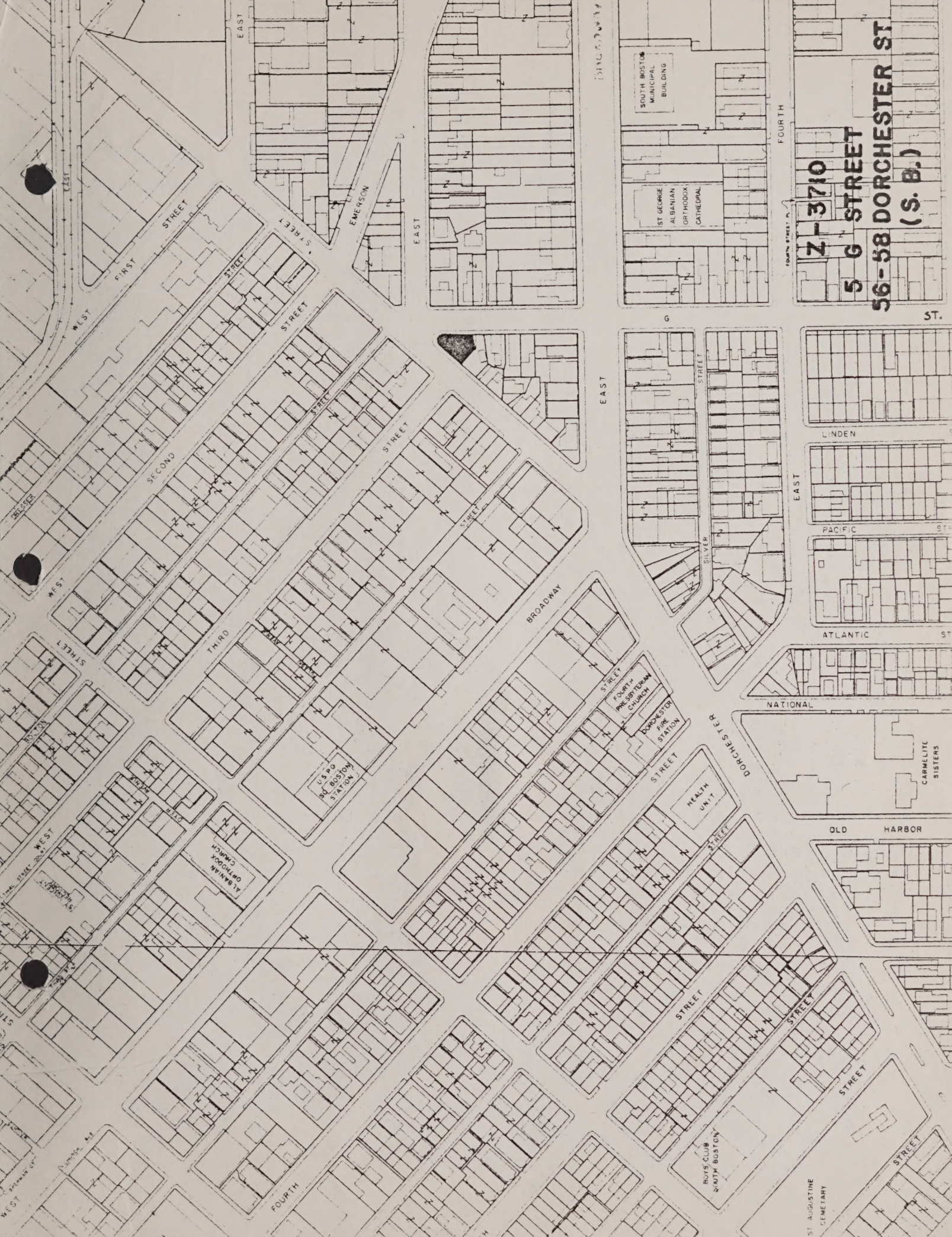
Purpose: to change occupancy from three-family dwelling and three stores to rooming house (halfway house for alcoholics).

Violations:

	<u>Required</u>	<u>Proposed</u>
Section 14-2. Lot area is insufficient.	13,000 sf	3,640 sf
Section 23-1. Off-street parking is insufficient.	4 spaces	0

Proliferation of halfway houses in the community has generated great concern and strong opposition. This proposal, which would accommodate 18 male alcoholics, should first have been presented to community groups for review and to resolve impact, parking, and related problems.
Recommend denial.

VOTED: In reference to Petition No. Z-3710, brought by Salvere Razvadauskas, 5 G Street and 56-58 Dorchester Street, South Boston, for two variances for a change of occupancy from three-family dwelling and three stores to rooming house (halfway house for alcoholics) in a local business (L-1) district, the Boston Redevelopment Authority recommends denial. Proliferation of halfway houses in the community has generated great concern and strong opposition. This proposal should first have been presented to community groups for review and to resolve impact, parking, and related problems.



Z-3710
5 G STREET
56-58 DORCHESTER ST
(S.B.)

FOURTH STREET N.

SOUTH BOSTON
MUNICIPAL
BUILDING

ST GEORGE
ALBANIAN
ORTHODOX
CATHEDRAL

EMERSON

EAST

BROADWAY

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FIRE
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STATION

ALBANIAN
ORTHODOX
CHURCH

HEALTH
UNIT

BOYS CLUB
SOUTH BOSTON

ST AUGUSTINE
CEMETERY

CARMELITE
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